

225 WEST 57TH STREET



Address: 217-226 West 57th St
Developer: Extell Development
Design Architect: Adrian Smith + Gordon Gill Architecture
Architect of Record: AAI Architects
Structural Engineers: WSP Cantor Seinuk
MEP Engineers:
Height: 1247 ft. | 380 m
G.F.A.:
Units: 223

By Percival Kestreltail, WikipediaCommons

2005: Extell purchases Hard Rock Cafe for \$67 million

2005-2006: Extell purchases air rights from neighboring lots

2008: December: The Landmark Preservation Commission considered landmarking the B.F. Goodrich Company Building.

2009: November: The LPC backs out of a proposition to landmark the B.F. Goodrich Company Building.

2012: Nordstroms signs a deal to open 7-floor department store in the tower's base

2013: Demolition of site begins; expected completion, 2018

111 WEST 57TH STREET



Developer: JDS Development Group
Property Markets Group
Architect: SHoP Architects, PC
Structural Engineers: WSP Cantor Seinuk
MEP Engineers: JB&B Engineers
Façade Engineers: Buro Happold
Height: ♦ 1300 ft | 396 m | 76 floors
G.F.A: 316,000 sq. ft. | 29,357 sq. m.

Courtesy of SHoP Architects, PC.

2005: Ritz Furs building demolished.

2006: Starwood purchases 105 W. 57th for \$52 million.

2012: JDS buys majority interest from Starwood, plans 50-story tower

2012: JDS and Cetra Ruddy reveal tower design

2013: JDS buys Steinway Hall and its air rights

2013: SHoP becomes new project architect

MoMA Tower



Image from 53 West 53rd Street, Final Environmental Impact Statement (2009).

Designed: 2007, project halted till 2014

Expected completion: 2017

Developer: Hines Development

Design Architect: Ateliers Jean Nouvel

Height: Orig: 1250 ft. Reduced to 1050 ft. by Dept. of City Planning

2007: MoMA sells site to Hines for \$125 million.

2007: Jean Nouvel unveils design

2008: Landmarks Preservation Commission approves transfer of development rights from two lots on 5th Avenue.

2009: City Planning votes to reduce height 200 feet to 1,050 ft.

2013: According to *The Wall Street Journal* project

restarts with \$1 billion financing package from Asian investors

432 PARK AVENUE



2004-2014

Developer: CIM Group and Macklowe Properties

Design Architect: Rafael Vinoly Architects PC

Architect of Record: SLCE

Structural Engineers: WSP Cantor Seinuk, Israel Berger and Associates--curtain wall consultant

MEP Engineers: WSP Flack + Kurtz

Height: 1396 ft. | 426.11 m. | 96 floors

G.F.A.: 74,322 m² / 799,995 ft²

Units: 104

Courtesy of CIM Group and Macklowe Properties.

2004: Macklowe buys townhouse at 50 E. 57th.

2006-2011: Macklowe buys Drake Swissotel and continues to purchase neighboring air rights until 2011

2007: Drake Swissotel demolished.

2011: Tower designed by Rafael Vinoly Architects unveiled.

2012: Construction begins

2013: Penthouse reported in contract for \$95 million

ONE 57



2009-2014
157 West 57th Street
Developer: Extell Development Company
Design Architect: Atelier Christian de Portzamparc
Architect of Record: SLCE
Structural Engineers: WSP Cantor Seinuk
MEP Engineers: AKF Engineers
1004 ft | 306 m
G.F.A: 853,567 sq. ft. | 79,299 sq. m.
Units: 94 Condominiums

Courtesy of Atelier Christian de Portzamparc.

1998: Extell begins to acquire sites and air rights

2004-2006: IMICO (Extell Dev.) purchases 161 W. 57th St. and other lots

2005: Atelier Christian de Portzamparc begins design commission; design development through 2009

2007: Demolition commences

2007: Building redesigned 100 meters taller to maximize views of Central Park

2009: Excavation of site begins

2010: Construction begins

2011: In November sales begin

2012: One57 tops out as the tallest residential structure in New York City

2013: Penthouse reported in contract more than \$90 million

2013: November: *The New York Times* reports that more than 70 percent of the units have been sold

15 CENTRAL PARK WEST



2005-2007

Developer: Zeckendorf Development LLC

Design Architect: Robert A.M. Stern Architects

Architect of Record: SLCE Architects

Structural Engineers: WSP Cantor Seinuk

MEP Engineers: Flack + Kurtz

Height: 550 ft | 168 m | 43 floors

G.F.A.: 886,000 Sq. Ft | 82,312 Sq. m.

Units: 231 (202 Condominiums, 29 Staff or Guest Suites)

Courtesy of Robert A.M. Stern Architects.

2004: Mayflower Hotel sold to Zeckendorfs for \$401M (\$496M)

2005: Two-towered 202-unit project designed by Robert A. M. Stern Architects unveiled

2007: Building tops out

2008: Average price \$2,500 psf (2013 \$: \$2,700 psf)

2008: Highest unit sale price \$45 Million (adjusted unit sale price \$49 Million); in 2012 unit resale price: \$88 million

ONE BEACON COURT



Developer: Vornado Realty Trust
Design Architect: Cesar Pelli & Associates
Structural Engineers: Weidlinger Associates
Height: 941 ft | 286 m. | 54 floors
Units: 105

Photograph Marshall Gerometta. Courtesy of CTBUH.

1991: Vornado Realty Trust buys control of Alexander's Inc. which includes its full-block department store on Third Ave & E. 58th St.

1998: Vornado demolishes shuttered Alexander's store

2001: Bloomberg L.P. signs deal to become anchor office tenant, jumpstarting \$630M project; construction begins

2003: Hybrid concrete/steel tower tops out

TIME WARNER CENTER



2000-2004

25 Columbus Circle, 10 Columbus Circle
Developer: Columbus Centre LLC (Related
Companies,

L.P. & Apollo Real Estate Advisors, L.P.)
Design Architect: Skidmore, Owings &
Merrill LLP

Architect of Record: Skidmore, Owings &
Merrill LLP

Structural Engineers: WSP Cantor Seinuk

MEP Engineers: Cosentini Associates

Height: 750 ft | 229 m | 53 floors

G.F.A.: 2,815,538 Sq. Ft. | 261,572 Sq.
m.

Units: 309 (244 hotel rooms, 65
residential units)

Courtesy of Skidmore, Owings & Merrill LLP.

1985: The MTA issues a bid to sell New York Coliseum site. Fourteen developers respond including the Zeckendorf Co., Trump, and Silverstein Prop.

1985: Mortimer Zuckerman, CEO of Boston Properties, is selected to develop site after submitting a bid of \$455M (\$987M), the largest real estate sale in the city's history.

1987: Despite community opposition, City Planning approves 2.7M- sq. ft., 925 ft. project

1994: After two economic downturns, community opposition and lawsuits, Zuckerman cancels project

1998: Time Warner becomes co-developer

1998: Related, Apollo Real Estate, & Palladium chosen as new developers with Skidmore, Owings & Merrill as architects

2000: \$1.7B (\$2.3B in 2013 dollars) "Columbus Centre" unveiled with expanded program

2000: Construction begins

2001: Highest unit sale price \$30M/\$40M in 2013 dollars

2004: Building completed

CENTRAL PARK PLACE



1986-1988

301 West 57th Street

Developer: Zeckendorf Development LLC

Design Architect: Davis Brody Bond, LLP

Structural Engineers: Rosenwasser /
Grossman Consulting Engineers, P.C.

Height: 628 ft | 191 m | 56 floors

Units: 300

Courtesy of Davis Brody Bond, LLP.

1987: Zeckendorf Co. buys Alpine Hotel for \$210K but due to Local Law 9, company must pay \$2.3M fee to demolish to demolish the vacant single room occupancy domicile.

1987: Construction begins

1988: Building completed

1989: 290 of 300 units sold

CITYSPIRE CENTER



1987-1989

137 West 55th Street

Developer: Eichner Associates
Incorporated

Design Architect: Murphy Jahn

Structural Engineers: Rosenwasser /
Grossman Consulting Engineers, P.C.

MEP Engineers: Cosentini Associates

Height: 814 ft | 248 m | 75 floors

G.F.A.: 829,973 Sq. Ft. | 77,107 Sq. m.

Units: 339

Courtesy of Jahn Architects.

1985: Ian Bruce Eichner buys air rights from New York City Center for \$170M (\$370M).

1987: Construction begins

1988: DoB halts work after dome found to exceed zoning envelope by 11-ft.. Eichner agrees to include dance rehearsal space inside tower in exchange

1989: Average unit: 4 million / 7.5 million in 2013 dollars

1989: Building completed

METROPOLITAN TOWER



1984-1986

142 West 57th St.

Developer: Macklowe Properties

Design Architect: SLCE Architects

Architect of Record: SLCE Architects

Structural Engineers: Rossenwasser

Grossman Consulting Engineers, P.C.

Height: 716 ft. | 218 m. | 68 floors

Units: 241

Courtesy of Macklowe Properties.

1983: Macklowe buys Little Carnegie Theater & two adj. lots to assemble site. Buys air rights from nearby lots to build 78-story, 650K sf mixed-use tower with 243 condos.

1984: Construction begins

1985: Building tops out at tallest residential building in New York City

1986: Building completed

1989: Average Price Per Square Foot \$1,300 / \$2,500 in 2013 dollars

TRUMP TOWER



1980-1983

Address: 725 5th Ave.

Developer: The Trump Organization

Design Architect: Der Scutt Architects

Architect of Record: Swanke, Hayden & Connell Architects

Structural Engineers: Cantor Seinuk

Height: 664 ft | 202 m. | 58 floors

Units: 266

Courtesy of The Trump Organization.

1979: City Planning Commission approves construction of 60-story mixed-use tower.

Achieves FAR of 21 with air rights transfers and plaza bonus

1980: Bonwit Teller Building demolished. Trump buys air rights from Tiffany's & Co. for \$5M

1980: Construction begins

1983: Opens as tallest concrete-framed building and highest residence in the city

1983: Average price per sq. ft. \$800/\$1,900 in 2013 dollars

1983: Highest unit sale price \$12M/\$28M in 2013 dollars